

10 JUNGLE ROAD

LEOMINSTER, MA

OFFERED FOR SALE \$5,562,000 | 6.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

DOWNTOWN
LEOMINSTER
3 MILES

FITCHBURG
9 MILES

Walmart
Supercenter
593.9K
ANNUAL VISITORS

**TRACTOR
SUPPLY CO.**

**RELIANT
MEDICAL GROUP**
NEWLY BUILT: 68,000 SF
MEDICAL OFFICE BUILDING

ALDI
593.9K
ANNUAL VISITORS

**TEXAS
PULP & PAPER**

**Aroma Joe's
DCU**

LOWE'S
2.4M
ANNUAL VISITORS

Ricky's

SUBWAY

McDonald's

CMOS
CENTRAL MASS ORAL SURGERY

JUNGLE ROAD 8,000 VPD

MA-117 15,200 VPD

EXECUTIVE SUMMARY

Atlantic Capital Partners is exclusively engaged to solicit offers for the sale of a 6,815 SF Multi-Tenant Strip Center in Leominster, MA. The property is fully leased to three tenants: Starbucks, UPS, and IC Credit Union, all benefiting from being strategically positioned as an outlet to a Walmart Supercenter (2.4M Annual Visits), conveniently located off Interstate 190, which sees over 46,500 vehicles per day.

Located at 10 Jungle Road, the property recently secured three brand-new leases. Starbucks and UPS each signed a 10-year lease, while IC Credit Union has committed to a 20-year lease. Lease terms include favorable renewal options: Starbucks & IC Credit Union each have four (4), five (5) year options while UPS has two (2), five (5) year options.



NOI	\$333,748
CAP RATE	6.00%
PRICE	\$5,562,000



58,671 PEOPLE
IN 5 MILE RADIUS



\$115,839 AHHI
IN 5 MILE RADIUS



20,000 VPD
ON MAIN STREET

ASSET SNAPSHOT

Address	10 Jungle Road, Lemonister, MA
Building Size (GLA)	6,815 SF
Land Size	1.41 Acres
Year Built	2025
Tenants	Starbucks, UPS, IC Credit Union
Lease Type(s)	NN
Occupancy	100%
Current NOI	\$333,748

100% OCCUPIED WITH ATTRACTIVE TENANCY

Fully leased to a diverse tenant mix, including national tenants Starbucks (NASDAQ: SBUX), UPS (NYSE: UPS), and IC Credit Union, a federal credit union founded in 1928.

PRIME LOCATION WITH EXCELLENT VISIBILITY & ACCESS

Strategically located off Exit 17 of Interstate 190 (46,500+ VPD), the property benefits from prime visibility and access within one of Leominster's most trafficked commercial nodes. anchored by a Walmart Supercenter drawing ±2.4 million visits annually.

CORE RETAIL TRADE AREA WITH NATIONAL CO-TENANCY

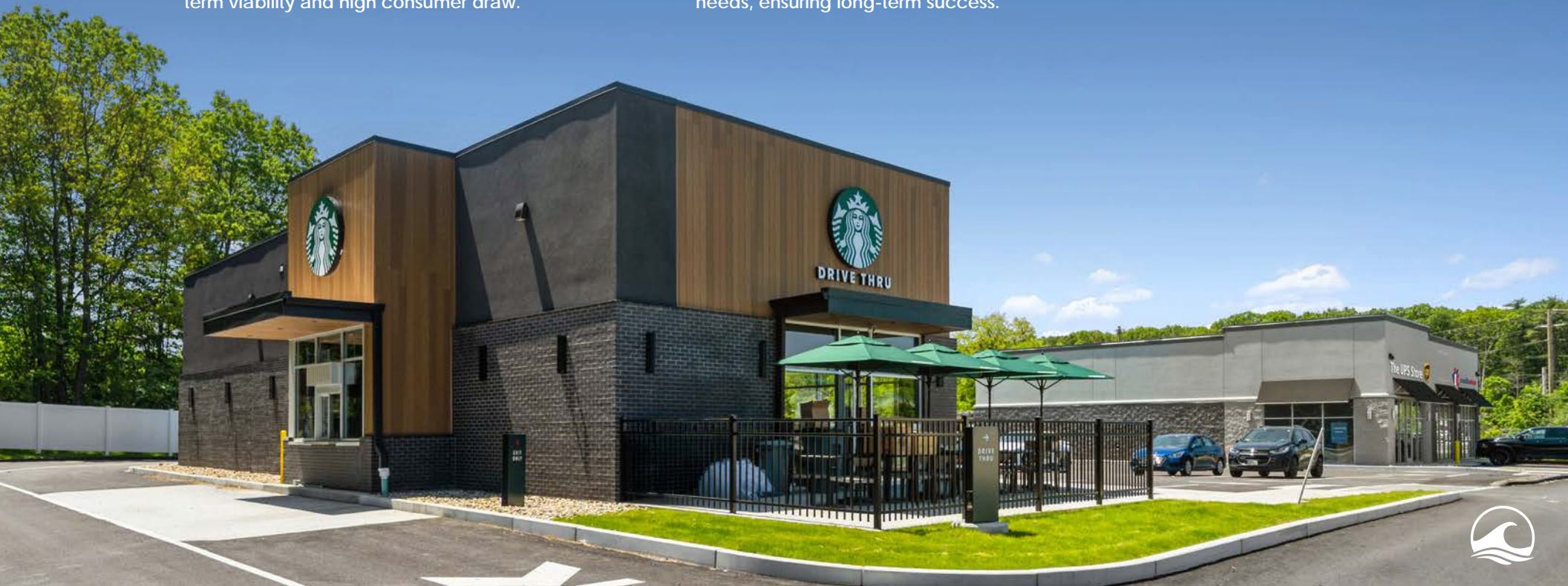
Located in one of Leominster's dominant retail corridors, the property is surrounded by national brands including Walmart, Aldi, Lowe's, and Tractor Supply, reinforcing long-term viability and high consumer draw.

NEW CONSTRUCTION (2025)

Delivering in 2025, the asset features modern construction with no near-term capital requirements and fully customized suites tailored to each tenant's operational needs, ensuring long-term success.

STRONG TENANT SYNERGY

Tenant mix enhances consumer draw to the trade area, promoting crossover shopping and boosting site performance



TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	INCREASE DATE	ESCALATION	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Starbucks	2,401	8/15/2025	8/31/2035	\$66.64	\$160,000	Year 6	\$176,000	PRS TICAM 5% Non-Cumulative CAP on Controllable CAM 10% Admin Fee on CAM	4 x 5 Years	\$193,600 \$212,960 \$234,256 \$257,681
IC Credit Union	2,508	Est. Q2 2026	Est. Q4 2046	\$44.86	\$112,500	Years 11-15 Years 16-20	\$120,937 \$130,007	PRS TICAM	4 X 5 YEARS	\$139,758 \$150,240 \$161,508 \$173,621
UPS	1,914	Est. 12/1/2025	Est. Q4 2035	\$32.00	\$61,248	Year 6	\$67,372	PRS TICAM 4% Non-Cumulative CAP on Controllable CAM	2 x 5 Years	\$74,110 \$81,521
TOTAL	6,823			\$143.00	\$333,748					



TENANT NAME	SQ FT	LEASE START DATE	LEASE END DATE	BASE RENT		CAM	INSURANCE	TAX	TOTAL RECOVERY	TOTAL ANNUAL
				PSF	MONTH YEAR					
Starbucks	2,401	8/15/2025	8/31/2035	\$66.64	\$13,333 \$160,000	\$7,284	\$1,056	\$7,038	\$17,322	\$177,322
IC Credit Union	2,508	Est. Q2 2026	Est. Q4 2046	\$44.86	\$9,375 \$112,500	\$7,609	\$1,103	\$7,352	\$17,961	\$130,461
UPS	1,914	Est. 12/1/2025	Est. Q4 2035	\$32.00	\$5,104 \$61,248	\$5,807	\$841	\$5,610	\$14,417	\$75,665
TOTAL	6,823			\$143.00	\$27,812 \$333,748	\$20,700	\$3,000	\$20,000	\$49,700	\$383,448

PROFORMA

INCOME

Base Rent \$333,748

Expense Recovery \$49,700

GROSS POTENTIAL INCOME \$383,448
EFFECTIVE GROSS REVENUE \$383,448

EXPENSES

CAM \$20,700

Insurance \$3,000

Utilities \$6,300

Real Estate Taxes \$20,000

Management Fee \$6,000

TOTAL OPERATING EXPENSES \$49,700
NET OPERATING INCOME \$333,748

UNDERWRITING ASSUMPTIONS

- 1) Analysis Shows a one-year snapshot of NOI with analysis period from November 1, 2025 - October 31, 2026
- 2) CAM, Insurance, and Taxes are based on the estimates provided in the leases
- 3) Analysis captures 12 months of rent from all tenants
- 4) Analysis captures all contractual rent escalations which occur during the analysis period
- 5) Analysis assumes IC Credit Union is place paying rent at analysys start date





10 MILES

WACHUSETT
MOUNTAIN STATE
RESERVATION
1 MILLION
ANNUAL VISITORS

Walmart
Supercenter
593.9K
ANNUAL VISITORS

TSC TRACTOR
SUPPLY CO.

DOWNTOWN
LEOMINSTER
3 MILES

RELIANT
MEDICAL GROUP
NEWLY BUILT: 68,000 SF
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ALDI
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ANNUAL VISITORS

FITCHBURG
9 MILES

TEXAS
BROOKS

Aroma Joe's
DCU

LOWE'S
2.4M
ANNUAL VISITORS

Ricky's

SUBWAY

McDonald's

CMOS
CENTRAL MASS ORAL SURGERY

JUNGLE ROAD 8,000 VPD

MA-117 15,200 VPD



URTHPACT, LLC.
INNOVATIVE
MOLD SOLUTIONS

ACROMATIC
PLASTICS
CRISCI TOOL
& DIE, INC.
BEACON MEDTECH
SOLUTIONS

21 JUNGLE ROAD

A 5.5-acre property that is fully permitted for a 67,500 SF industrial property, set to be delivered in 2025. Class A warehouse/distribution building with 32-foot clear heights, subdividable. The property will also feature 16 loading docks and 64 parking spaces to support users operations.

Walmart
Supercenter
593.9K
ANNUAL VISITORS

CMOS
CENTRAL MASS ORAL SURGERY





LEOMINSTER | MASSACHUSETTS

Leominster, Massachusetts, a city of about 43,600 residents in north-central Worcester County, blends rich industrial heritage with ongoing commercial and economic development. Located roughly 40 miles northwest of Boston along the Nashua River, Leominster was settled in 1640 and incorporated in 1740, rising to prominence as a major manufacturing center—first for combs made of horn and later as a leader in plastics, earning nicknames like “Comb City” and “Pioneer Plastics City.” Today, Leominster remains the second-largest city in the county, known for its historical charm, and accessibility to Boston via Route 2 and the MBTA commuter rail. Commercial real estate in Leominster has seen steady growth, with ongoing development in retail corridors like the Mall at Whitney Field, revitalization efforts in the downtown district, and industrial expansion along Route 117 and the Interstate 190 corridor. The city actively supports redevelopment and mixed-use projects through its Office of Planning and Development, attracting regional investors with tax incentives and business-friendly zoning. With industrial parks, logistics hubs, and available commercial lots, Leominster is positioning itself as a competitive destination for both local businesses and regional commercial real estate activity.



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MA-117 15,200 VPD

Exclusively Offered By

Atlantic
CAPITAL PARTNERS™

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